



DEVELOPMENT REVIEW BOARD  
**SUPPLEMENTAL SUBMITTAL**

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2021-005473  
Application No. SI-2021-00709

TO:

☒ Planning Department/Chair  
☒ Hydrology  
☒ Transportation Development  
☒ ABCWUA  
☒ Code Enforcement  
☒ Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: June 09, 2021 HEARING DATE OF DEFERRAL: November 17, 2021

SUBMITTAL  
DESCRIPTION: Updated Site Plan, Landscape Plan, Grading and Drainage Plan, Fire 1 Plan,  
Water availability statement, June 09, 2021 Comment responses.

---

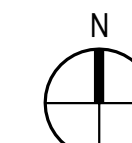
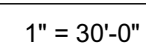
---

---

CONTACT NAME: Larry McDonald, AIA (Huitt-Zollars Inc.)

TELEPHONE: (505) 883-8114 EMAIL: lmcdonald@huitt-zollars.com





07/09/2021

COPYRIGHT 2018 HUITT-ZOLLARS INC.



October 20, 2021

**Chair**  
Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

**Vice Chair**  
Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Walt Benson  
County of Bernalillo  
Commissioner, District 4

Pat Davis  
City of Albuquerque  
Councilor, District 6

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Charlene Pyskoty  
County of Bernalillo  
Commissioner, District 5

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Larry McDonald  
Huitt-Zollars  
6501 Americas Pkwy NE  
Albuquerque, NM 87110

**RE: Water and Sanitary Sewer Availability Statement #210517**  
**Project Name: Cactus Patch Plaza**  
**Project Address: 7801 La Morada Place NW**  
**Legal Description: Tract 24 Block 0000 Unit 1 Ladera Business Park**  
**UPC: 100905952025541504**  
**Zone Atlas Map: H-9**

Dear Mr. McDonald:

**Project Description:** The subject site is located along La Morada Place east of the intersection Unser Boulevard and La Morada Place within the City of Albuquerque. The proposed development consists of approximately 2.72 acres and the property is currently zoned NR-C for non-residential, commercial. The property lies within the Pressure Zone 2W in the College Trunk.

The request for availability indicates plans to develop the lot for two commercial office buildings and an industrial building.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project #26-6932.81-04) along La Morada Place.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-6932.81-04) along La Morada Place.

**Water Service:** New metered water service to the property can be provided via routine connection to the existing eight-inch distribution main along La Morada Place. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

**Non-Potable Water Service:** Currently, there is no non-potable infrastructure available to serve the subject property.

**Sanitary Sewer Service:** New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along La Morada Place. No property shall

share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

**Fire Protection:** From the engineer's calculated fire flow, the instantaneous fire flow requirements for the project are 2,250 gallons-per-minute. Two fire hydrants are required. There are two existing hydrants available. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the required fire flow at hydrants 319 and 320.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principle backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principle backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principle backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler

drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at (505) 289-3454 for more information.

**Pretreatment:** If the development is for non-industrial use, and if either of the following apply, then contact the Industrial Pretreatment Engineer at (505) 289-3439 or [pretreatment@abcwua.org](mailto:pretreatment@abcwua.org):

- 1) The industry falls under one or more EPA categories found in Title 40 Code of Federal Regulations Parts 400-699, or
- 2) The industry plans to discharge more than 25,000 gallons of wastewater per day.

Coordination with Pretreatment shall take place early in the planning stages and design.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction:** Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority tapping permit process. Construction must be performed by a licensed and bonded public utility contractor.

**Utility Expansion Charge (UEC):** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding account fees.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing

accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps  
f/ Availability Statement #210517

## 210517 - Water



### Legend

Project Location

Valve

Hydrant

### Pipe

#### SUBTYPE

Distribution Line

Hydrant Leg

In Zone Transmission

### San Juan Chama Line

San Juan Chama Line

0 410 820 Feet

Fire Flow Analysis Points

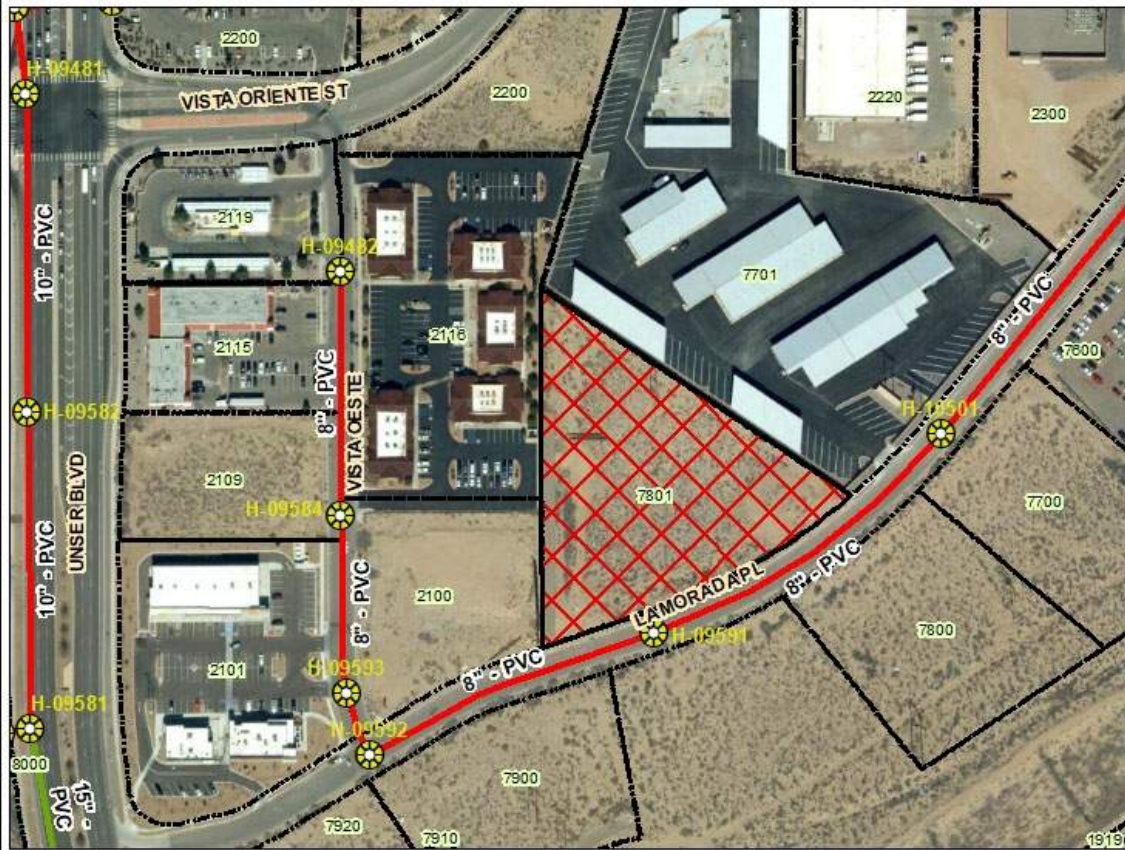
1. --- Analysis Point

2. --- Analysis Point





## 210517 - Sanitary Sewer



### Legend

- Project Location
- Sewer Manhole

### Sewer Pipe

#### SUBTYPE

- COLLECTOR
- INTERCEPTOR

0 410 820 Feet

